THIS INSTRUMENT PREPARED BY:
Paul R. White, Attorney
Washington Square, Suite 360M
222 Second Avenue, North
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20100001689 DEEDQC
Recvd: 01/08/10 14:16 2 pgs
Fees:12.00 Taxes:0.00
20100108-0002087

NEW OWNER

James and Cortney Campbell
516 Tuscarora Ave.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owners

Map-Parcel No:
162-3-306

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00

James Cambell Edgar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
this 8th day of January, 2010.

Elizabeth M. Sisco
NOTARY PUBLIC
My Commission Expires: 11-7-11

ELIZABETH M. SISCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. FURTHER, NO ADVICE REGARDING THE CONSEQUENCES OF THIS CONVEYANCE WAS GIVEN TO ANY OF THE PARTIES BY DRAFTER.

FOR AND IN CONSIDERATION of the sum of $0.00 Dollars cash in hand paid, James Campbell Edgar, as owner of the fee simple interest, **QUITCLAIMS** all of his right, title and interest in the hereinafter described property unto James Campbell Edgar and wife, Cortney Edgar, as tenants by the entirety, their heirs and assigns forever, the property subject of this conveyance being described as follows:

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Campbell Edgar from James Campbell Edgar as Administrator of the Estate of James Milton Edgar by Affidavit of Heirship dated the 8th day of January 2010, of record in Book *, page _____, Register's Office for Davidson County.

The legal description herein is the same as in the previous instrument of record. No new legal description was

*20100108000 2086

prepared for this transfer.

This property is conveyed subject to:

1. Any unpaid Metro County taxes, which have been prorated and shall be paid by Grantees. By acceptance of delivery of this instrument, Grantees agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therfrom.

2. Matters shown on the Plan of record in Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 4691, page 670, Register's Office for Davidson County, Tennessee.

4. Permanent Grant of Access Easement of record in Book 4877, page 36, Register's Office for Davidson County, Tennessee.

This is improved property known as 516 Tuscarora Drive, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitation, restriction, and encumbrances as may affect the premises.

James Campbell Edgar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared James Campbell Edgar, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as a free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on the 8th day of January, 2010.

NOTARY PUBLIC

My commission Expires: 11-7-11

ELIZABETH M. SISCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011